



Docket Number: 1604-CPA-02 (Resolution No. 16-105)

Petitioner: City of Westfield

Request: Approval of the Village Farms Neighborhood Plan, an amendment to the Westfield-Washington Township Comprehensive Plan.

Exhibits:

1. Staff Report
2. Location Map
3. Resolution No. 16-105
4. Village Farms Neighborhood Plan

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition is scheduled for its public hearing at the April 4, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

This document is an amendment to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as the "Village Farms Neighborhood Plan" addendum (the "plan") (see **Exhibit 4**) and is an update to the 2007 Comprehensive Plan with respect to the geographic area shown in the attached **Exhibit 1**.

The process of preparing this addendum was a collaborative planning process between the City of Westfield and the Village Farms Homeowners' Association Board of Directors (the "HOA Board") that involved a series of meetings and open houses beginning in March 2015.

This plan was adopted by the HOA Board on February 16, 2016. The HOA Board included an advisory group of the following members (the "Advisory Group"):

- ▶ Greg Evans, Village Farms Board of Directors
- ▶ Tom Frederiksen, Village Farms Board of Directors
- ▶ Doug Holtz, President of Village Farms HOA
- ▶ Larry Hutson, Village Farms Board of Directors
- ▶ Norman Sesi, Past President of Village Farms HOA

After working in collaboration with the Advisory Group, the Department summarized and listed, in order of priority six recommendations pertaining to traffic, pedestrian infrastructure, amenities, social programming, branding and community engagement (as summarized in Chapter 2: Executive Summary of the plan).

As stated in Chapter 7: Moving Forward of the plan, the Village Farms Neighborhood Plan, as it may be amended, is intended to act as a living, breathing document that chronicles Village Farms' accomplishments, charts a course through the often complicated process of neighborhood planning, and helps to coordinate the efforts and energies of stakeholders actively working to make the plan a reality. By engaging in this planning exercise and dialogue on a regular basis, the Village Farms neighborhood will be well-positioned to reach its goal of creating and maintaining the vibrant neighborhood envisioned in the plan.

PROCEDURAL

Public Hearing: Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for April 4, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 4, 2016, Plan Commission meeting.
2. **Recommendation:** Subject to public hearing comments, the Department recommends approving the Comprehensive Plan amendment and certifying it to the Council for adoption.
3. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.